



LILLICRAP CHILCOTT

THE CORNWALL ESTATE AGENT

Ref: LCAA10435

£625,000

**Trewince Cottage,
Trewince Manor, Portscatho, Truro, Cornwall, TR2 5ET**

FREEHOLD



A sympathetically improved and extended Grade II Listed detached 3 bedroomed, 4 bathroomed sizeable period cottage with some sea views, within the Trewince Manor Estate and walking distance of beaches and creeks. Filled with charm and character without compromising on modern conveniences, with plentiful parking and good sized garden, within walking distance of the well served twin villages of Gerrans and Portscatho and the South West Coast Path.





SUMMARY OF ACCOMMODATION

Ground Floor Sun room, living room, sitting room, kitchen/dining room, bathroom, separate WC.

First Floor Two staircases to three bedrooms, all with en-suite shower rooms.

Outside Parking for several cars outside of the walled frontage and more if desired inside the gated entrance. Lawned south east facing garden with some sea views. Gravelled terraces and slate pathways. South west facing courtyard off the kitchen.

DESCRIPTION

Trewince Cottage is part of the historic Trewince Manor Estate and is Grade II Listed as is the adjacent manor house itself and the formal gated entrance. The property is thought to have been built around 1750 as either a pair of cottages or cottage and adjacent barn that were more recently amalgamated into one larger residence and then further extended by our client with the addition of an excellent and very much in keeping sun room to the front

and a vaulted kitchen/dining room on the south western side. The house has mostly white painted stone elevations under a slate roof and has a familiar appearance to other properties in this area constructed around the mid-1700's.

The house has been greatly improved internally whilst not losing the history of the building. Slate flagged floors abound on the ground floor along with areas of exposed stone wall and wood panelling. An historic Cornish range is set into a fireplace with what would either have been a clove oven or a washing copper recessed to one side. Deep window reveals frame the outlook which from many windows extends to the sea. A slipper bath is also found on the ground floor in a relaxing small bathroom whilst each of the three bedrooms on the first floor have vaulted ceilings and en-suite shower rooms. Two of the bedrooms also have fireplaces amongst many other period details.



The house faces south east towards the sea and on this side is a generous garden, mostly lawned and on the south western side is a perfectly placed courtyard for dining with a stable door opening straight onto it from the kitchen. The property has plentiful private parking both alongside the access drive into the Estate as well as within a gated entrance.



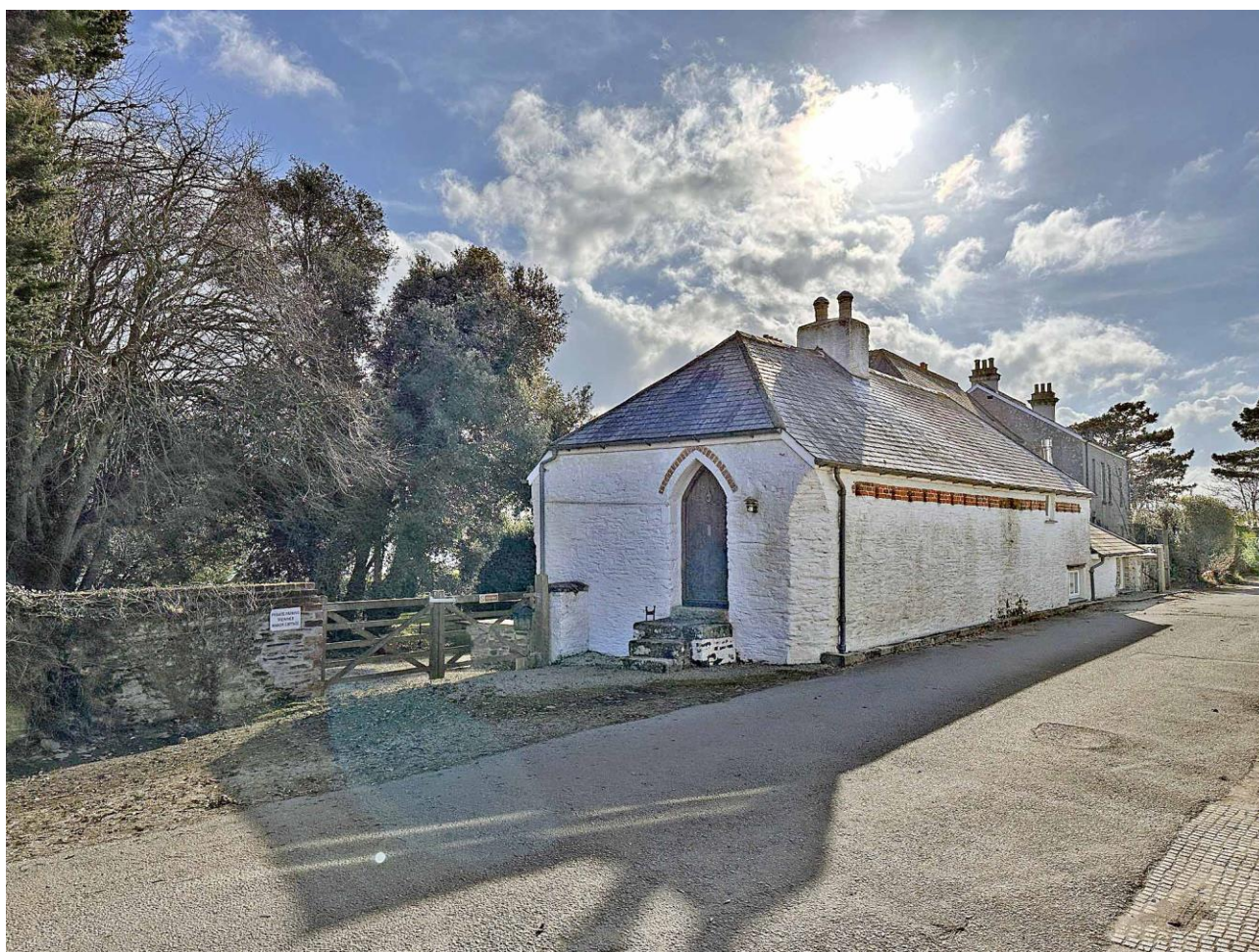
For those looking for a charming, well cared for period property either as a main home or for holiday letting then Trewince Cottage would suit perfectly. The added benefits of having a swimming pool and fitness suite on hand (fees payable) and picturesque walks almost immediately from the door across footpaths to the Percuil River or larger beaches such as Towan close by make this an opportunity not to be missed.

LOCATION

Trewince is only about ½ a mile from the Percuil River to the west and the open sea to the east with a footpath leading from Trewince straight down to the Percuil River with further footpaths then running along its shores as well as leading straight to the boatyard and moorings. It is also possible to walk to the large sandy expanse of Towan beach or there is a car park there along with an excellent café. One can follow the South West Coast Path out and around St Anthony Head which has spectacular views over the entrance to the

Carrick Roads and across Falmouth Bay before then looping back around and up the Percuil River for a very different outlook.

Also, within walking distance or a very short drive are the conjoined villages of Gerrans and Portscatho, between them offering excellent inns, restaurants, a café, general store, church, doctors, primary school and many clubs including cricket, squash and gig rowing. St Mawes is also only a few miles away and has a further range of facilities including hotels/restaurants, a dentists and an excellent sailing club with regattas held throughout the season. Truro is the nearest large centre and is Cornwall's capital, being around 30 minutes' drive away either via the road bridge at Tregony or over the vehicular King Harry Ferry which lands beside the National Trust owned Trelissick House Estate. Truro has all that one would expect from Cornwall's capital including supermarkets, professional services, the principal hospital for Cornwall and private education.



THE ACCOMMODATION COMPRISES
(all floor plans and dimensions are approximate)

A half glazed stable door opens to:-

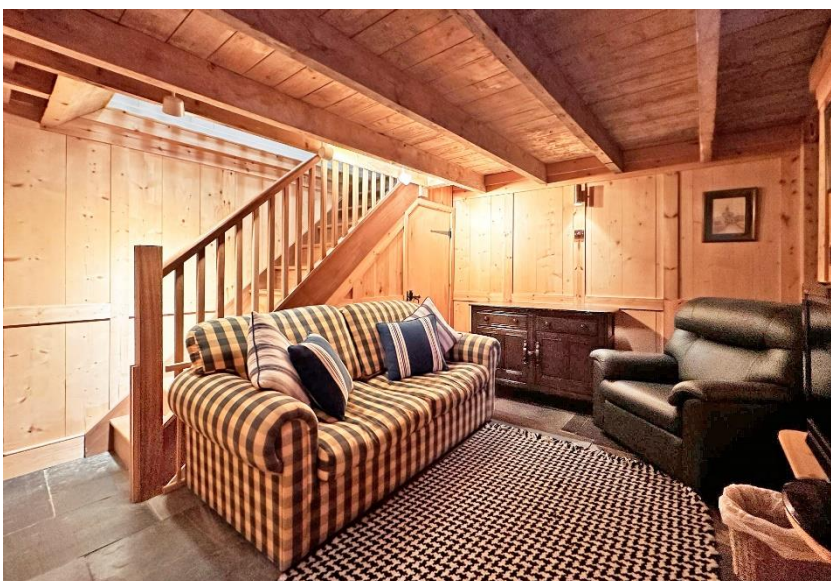
SUN ROOM – 12'6" x 5'4" Slate floor and brick walls with slate capping's below, painted wooden wraparound windows on three sides overlooking the garden and sea beyond. Exposed wood boarded ceiling, white painted stone wall to the original house with obscure glazed window lending light from this room to the wc. Plentiful space to sit and enjoy the outlook. Muti pane glazed door to:-

LIVING ROOM – 17' x 11'7"

Window with shutters and window seat, taking in a view to the sea. Beautiful slate flagged floor, areas of exposed stone and brickwork and two wood boarded walls. Historic Cornish Range cooker set into a fireplace and deep recessed former clome oven or washing copper beside. Period style radiator. Wood staircase to the first floor with cupboard below. Hallway to the kitchen/breakfast room and wooden door leading through a wood lined passage with slate steps to:-

**SITTING ROOM – 11'9" x 11'3"**

Broad window with shutters and deep slate sill overlooking the garden and the sea whilst standing. Slate flagged flooring, wood panelled walls, door in a recess to the garden. Exposed wood beamed and boarded ceiling, staircase to bedroom 3 with cupboard below, period style radiator.

**HALLWAY TO THE KITCHEN**

Continuation of the slate flooring, exposed brick and wood panelled walls, beamed and boarded ceiling. Doors to the bathroom and separate wc. Opening to:-

KITCHEN / DINING ROOM – 13'6" x 11'

12' high vaulted ceiling with exposed timbers and roof window, dual aspect of white painted wooden double glazed windows to the rear and side courtyard with a half double glazed stable door opening to this space. Slate flagged floor, cream period Aga and space for a freestanding electric cooker



with filter hood over. Mix of brick and exposed stone walls. Glass panel to a former well with integrated light creating a feature in the floor. Period style radiator. Some fitted pine units and plentiful space for freestanding furniture. Thick wooden countertop with draining area leading to a white ceramic twin bowl Butler style sink with period style chrome mixer tap over.

BATHROOM White claw footed slipper bath with period style mixer tap and handheld shower attachment. White pedestal wash basin with chrome taps, slate flagged floor, white painted wood boarded walls, obscured window with shutters and very deep slate sill. Chrome heated towel rail with additional electric element, extractor fan.

SEPARATE WC White high cistern wc and matching period style pedestal wash basin with chrome taps. Slate flagged floor, mix of exposed brick and slate lined walls with a very deep slate sill to the obscured window borrowing light from the sun room. Beamed and boarded ceiling, chrome heated towel rail with additional electric element.



FIRST FLOOR

The staircase from the living room alights at a landing. Deep slate sill with window to the rear, exposed floorboards, canopied ceiling edge with exposed timbers. Areas of white painted wood boarded walls with doors to:-

BEDROOM 1 – 13' x 10' 12' high vaulted ceiling with exposed timbers. One exposed stone wall and two white painted wood boarded walls. Window with window seat taking in a most attractive outlook towards the sea. Period style radiator, fitted seat. Wooden door with obscured glazed panel to:-

EN-SUITE SHOWER

ROOM Glazed screened and slate tiled shower enclosure with chrome rain head mixer shower and additional handheld shower. White high cistern wc, white pedestal wash basin with chrome mixer tap. Chrome towel rail with additional electric element, extractor fan. Exposed stone and wood walling, floorboards.



BEDROOM 2 – 13' x 8'8" 12' high vaulted ceiling with exposed timbers, window with window seat looking over countryside to the sea. Areas of exposed stone and wood boarded walls, floorboards. Recessed former fireplace to the corner of the room with granite lintel and slate hearth. Period style radiator. Wooden door with obscured window to:-



EN-SUITE SHOWER ROOM Glazed screened and slate tiled shower enclosure with chrome rain head mixer shower and additional handheld shower. White high cistern wc, white pedestal wash basin with chrome mixer tap. Chrome towel rail with additional electric element, extractor fan. Exposed stone and wood walling, floorboards.

The staircase rising from the sitting room alights at:-

BEDROOM 3 – 12'7" reducing to 9'5" x 12'2" 14' high vaulted ceiling with exposed timbers. Broad window with window seat and shutters enjoying glimpses of the sea. Exposed floorboards, period style radiator. White painted wood boarded, exposed wood and exposed stone walls. Period fireplace. Arch topped door concealed behind a curtain opening to the steps on the north east side of the house. Wooden door with obscure glazed window opening to:-



EN-SUITE SHOWER ROOM Glazed screened and slate tiled shower enclosure with chrome rain head mixer shower and additional handheld shower. White high cistern wc, white pedestal wash basin with chrome mixer tap. Chrome towel rail with additional electric element, extractor fan. Exposed stone and wood walling, floorboards.

OUTSIDE



As one arrives at the property there is a private parking area for Trewince Cottage beside the drive that continues into Trewince Manor with steps in front of your rising up to the external door to bedroom 3. A pair of timber gates open onto a further gravelled parking area with an external boiler beside. Estate railings surround the garden with areas of lawn, broad slate pathways and multi purpose gravelled areas, from most of which there are views beyond the adjacent grounds to the sea.



To the south western side of the property, approached from the kitchen/dining room is a very sheltered walled and slate floored courtyard, perfectly placed for alfresco dining and a short flight of steps rises up from here to the service driveway entering Trewince Manor. Outdoor water and power.

GENERAL INFORMATION

VIEWING Strictly by prior appointment through: Lillicrap Chilcott, Landrian House, 59-60 Lemon Street, Truro, Cornwall, TR1 2PE. Telephone: (01872) 273473. E-mail: sales@lillicrapchilcott.com.

POST CODE TR2 5ET.

SERVICES Mains water and electricity via private supplies from the Trewince Manor. Private drainage shared with Trewince Manor.

MOBILE PHONE COVERAGE All major providers likely.

BROADBAND Ultrafast broadband available – 1800Mbps download speed. 220Mbps upload speed.

COUNCIL TAX BAND Small Business Rates (see www.mycounciltax.org.uk).

DIRECTIONS From Gerrans follow Tregassick Road south towards St Anthony Lighthouse and after about 0.75 of a mile the impressive entrance to Trewince Manor Estate will be seen in front of you as the road bears sharply to the left. Take the entrance directly in front of you (not through the grand gate piers) and Trewince Cottage will be found on the left hand side with its parking alongside the driveway just before it.

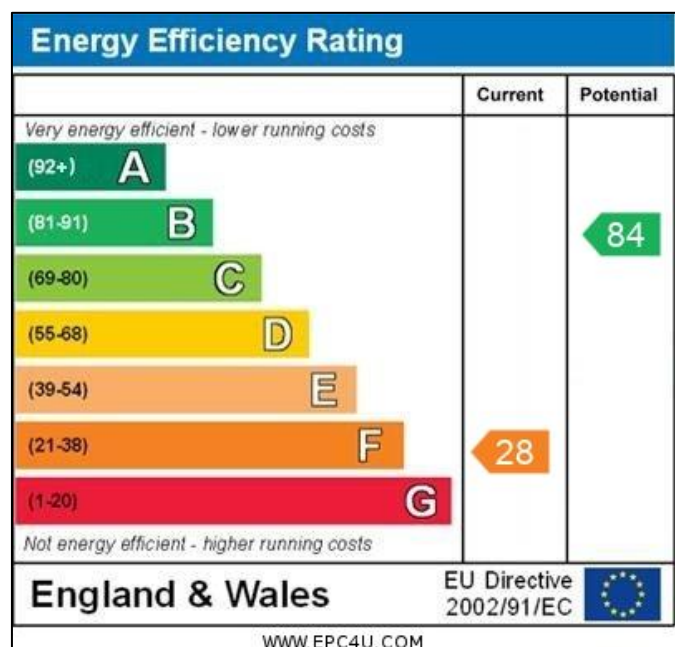
AGENT'S NOTE 1 The above particulars have been prepared as a general guide only for prospective buyers. Whilst we have endeavoured to provide a fair and reasonable description of the property, no specific survey or detailed inspection has been carried out in relation to the property, the services, the appliances and any fixtures and fittings or equipment. All buyers should rely on their own surveys and investigations in connection with any purchase of the property. All measurements, floor plans, dimensions, acreages and distances are approximate only and should not be relied upon for accuracy.

AGENT'S NOTE 2 Please be aware that the property is in a Tree Preservation Order zone.

OFFICE OPENING HOURS Monday to Friday 9.00am to 5.30pm. Saturday - 9.00am to 1.00pm. **NB: A number of staff are available for viewing appointments all day Saturday and all day Sunday.**

THE PROPERTY OMBUDSMAN

Approved Redress Scheme

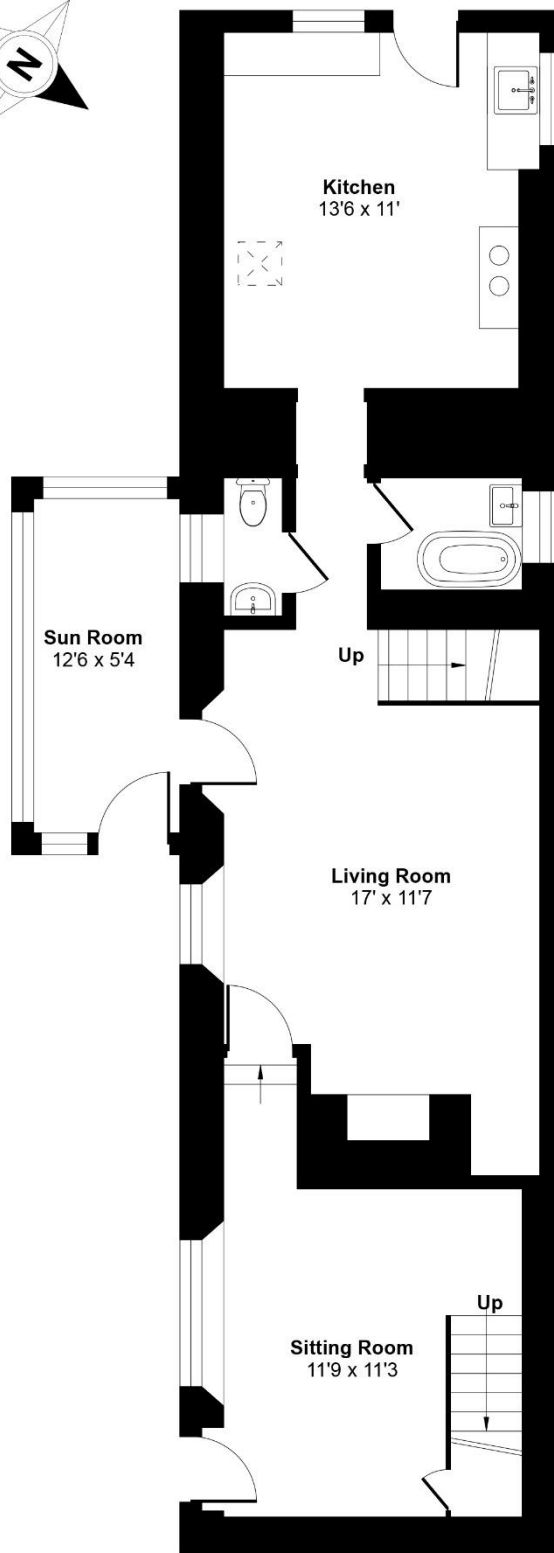


Not to scale – for identification purposes only.

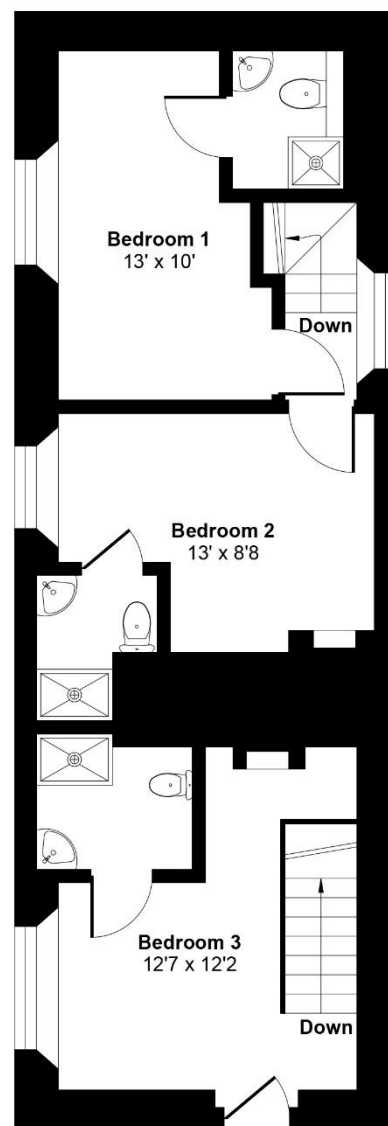
Trewince Cottage, Portscatho, Truro

Approximate Area = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lillcrap Chilcott. REF: 1252307

**Not to scale – for identification purposes only.
For reference only, not to form any part of a sales contract.**

